

**BRANSTETTER, KILGORE, STRANCH & JENNINGS**

ATTORNEYS AT LAW  
REG'D IN  
REGULATORY AUTHORITY  
227 SECOND AVENUE NORTH

FOURTH FLOOR  
'00 AUG 8 AM 10 48  
NASHVILLE, TENNESSEE 37201-1631

OFFICE OF THE  
EXECUTIVE SECRETARY

August 7, 2000

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RECEIVED

AUG 08 2000

TN REGULATORY AUTHORITY  
GENERAL COUNSEL'S OFFICE

David Waddell, Executive Secretary  
Tennessee Regulatory Authority  
460 James Robertson Pkwy.  
Nashville, TN 37243-0505

Re: Petition of Lynwood Utility Corporation to Change and Increase Rates and Charges,  
Docket No. 99-00507

Dear Mr. Waddell:

I have enclosed the original and fourteen copies of one part of late-filed Exhibit 1 to the recent hearing in this action which is the title commitment Lynwood Utility Corporation received on Lot 817 which is the lot securing the promissory note settling the claims of Lynwood against Mr. Terry, Legends Ridge, LLC, and Legends Properties, Inc. When the title insurance policy is issued, I will forward it to you as well. Copies are being sent to the Consumer Advocate and Jacob C. Martin. Please return the extra copy of the late-filed Exhibit 1 to me stamped filed. Thank you for your assistance in this matter.

Sincerely yours,

*Donald L. Scholes*

DONALD L. SCHOLES

c: Jacob C. Martin  
Vincent Williams  
Davis Lamb

BKSJ File No.: 99-215

**LAWYERS TITLE  
INSURANCE CORPORATION**

Nashville Branch  
424 Church Street, Suite 200  
Nashville TN 37219  
615-244-0678  
615-244-2896 FAX

NATIONAL HEADQUARTERS  
RICHMOND, VIRGINIA

**EXHIBIT**

Collective  
1

**COMMITMENT FOR TITLE INSURANCE  
SCHEDULE A**

1. **EFFECTIVE DATE:**  
06/23/00 at 8:00 A.M. CASE NO: 47359
2. **POLICY OR POLICIES TO BE ISSUED:**  
(A) ALTA OWNER'S POLICY (10/17/92) AMOUNT \$  
ALTA RESIDENTIAL TITLE INSURANCE POLICY-1979  
PROPOSED INSURED:  
  
(B) ALTA LOAN POLICY (10/17/92) AMOUNT \$ 138,000.00  
PROPOSED INSURED:  
Lynnwood Utility Corporation, its successors and/or assigns, included in the definition of insured as contained herein, as their interests may appear
3. **TITLE TO THE FEE SIMPLE ESTATE OR INTEREST IN THE LAND DESCRIBED OR REFERRED TO IN THIS COMMITMENT IS AT THE EFFECTIVE DATE HEREOF VESTED IN:**  
Legends Ridge, LLC
4. **THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:**  
  
Land in Williamson County, Tennessee, Being Lot No. 817 on the Plan of Section Eight, Legends Ridge, as shown on Plat of record in Plat Book 28, page 62, Register's Office of Williamson County, Tennessee, to which plat reference is hereby made for a more particular description.  
  
Being a portion of the property conveyed to Legends Ridge, LLC, by Deed of record in Book 1332, page 883, Register's Office of Williamson County, Tennessee.

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REGISTRATION DIV.  
AUG 8 PM 10 51  
EXECUTIVE SECRETARY

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SCHEDULE - B SECTION I  
Requirements

The following are the requirements to be complied with:

1. Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.
2. Proper instrument(s) creating the estate or interest to be insured must be executed and fully filed for record to-wit:  
Deed of Trust from Legends Ridge, LLC, a Tennessee limited liability company to Lynnwood Utility Corporation.
3. Furnish Owner's Affidavit establishing the rights of parties in possession.
4. Furnish Affidavit establishing that no financing statements have been filed in the Register's Office for Williamson County, Tennessee, covering any fixtures under provision of the Uniform Commercial Code.
5. Furnish Owner's/Mortgagor's Affidavit establishing that: all sums due for labor and/or materials for any work performed on the property have been paid; and, no liens or encumbrances against the property other than as stated herein, are outstanding.

NOTE: Execution of the enclosed Affidavit Form will satisfy the above requirements Nos. (3), (4) and (5).

6. Submission of written evidence from the Homeowners' Association, that any and all maintenance fees, recreational fees and/or association assessments are paid in full to a current date.
7. Record release of Deed of Trust given to David Major, as Trustee(s) in Book 1781, page 916, securing First Bank & Trust, and modified in Book 1873, page 729 and Book 1994, page 25.
8. Record release of Deed of Trust given to David Major, as Trustee(s) in Book 1781, page 924, securing First Bank & Trust, and modified in Book 1873, page 729.

Together with the following supporting document(s):

- (a) Fixture Filing recorded in Book 1781, page 932 and amended in Book 1873, page 733.

9. Record release of Deed of Trust given to David Major, as Trustee(s) in Book 1841, page 146, securing First Bank & Trust, and modified in Book 1873, page 729.
10. Record release of Deed of Trust given to Jeffrey King, as Trustee(s) in Book 1858, page 353, securing Lumberman's Investment Corporation, and amended in Book 1956, page 182.
11. Furnish evidence establishing that Legends Ridge, LLC, a Limited Liability Company, is a valid entity in good standing in the State of formation.

SCHEDULE B -- SECTION II  
Exceptions

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company.

- 1 Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
- 2 Easements, or claims of easements, not shown by the public records.
- 3 Any discrepancies, conflicts, encroachments, servitudes, shortages in area and boundaries or other facts which a correct survey would show.
- 4 Taxes for the year 2000, a lien, which are not yet due and payable. Tax Parcel No. 37G-G-4.
- 5 If improvements are completed after January 1 of any year, the Law requires supplemental assessment for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of TCA 67-5-603, et seq.
- 6 ALL matters shown on Plat recorded in Book 28, page 62.
- 7 Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 1411, page 405, amended in Book 1940, page 910, and in any allied instrument(s) referred to in said restrictions.

COUNTERSIGNED AT Nashville, Tennessee Commitment No. {caseno} Schedule A-Page 1  
Nashville Branch Office This commitment is invalid unless the Insuring  
Provisions and Schedules A and B are attached.  
Forms No. 91-88 (SCH.A) 035-1-088-0001/7

\_\_\_\_\_  
Authorized Officer or Agent  
{signers}

NOTE: If policy is to be issued in support of a mortgage loan, attention is directed to  
(Continued on next page)

NOTE: If policy is to be issued in support of a mortgage loan, attention is directed to the  
fact that the Company can assume no liability under its policy, the closing instructions, or  
Insured Closing Service for compliance with the requirements of any consumer credit protection  
or truth in lending law in connection with said mortgage loan.

This commitment is invalid unless  
the Insuring Provisions and  
Schedules A and B are attached.  
035-1-088-0001/4

Commitment No. 47359

Schedule B Section 2 Page 1  
Form No. 91-88 (B-2)

**SCHEDULE B - SECTION II**  
**EXCEPTIONS CONTINUED**

the fact that the Company can assume no liability under its policy, the closing instructions, or Insured Closing Service for compliance with the requirements of any consumer credit protection or truth in lending law in connection with said mortgage loan.

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12. Certified copy of a Resolution of Legends Ridge, LLC, a Tennessee limited liability company, authorizing the execution by the officers of any and all documentation herein contemplated.

NOTE: County taxes in the amount of \$357.00 for the year 1999 have been paid.

RE: Tax Parcel # 37G-G-4.